

074.0

0005

0020.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
891,100 / 891,100  
891,100 / 891,100  
891,100 / 891,100

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		TWIN CIRCLE DR, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: WANG CHARLOTTE I	
Owner 2: FESSLER SHAWN P	
Owner 3:	

Street 1: 6 TWIN CIRCLE DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: VAN HAREN CHRISTOPHER J -

Owner 2: FERMANN CARLA J -

Street 1: 6 TWIN CIRCLE DR

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Vinyl Exterior and 2362 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

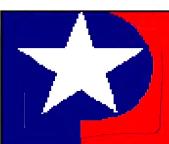
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7360	Sq. Ft.	Site			0	70.	0.87	5									448,559						448,600	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								47023
								GIS Ref
								GIS Ref
								Insp Date
								09/18/17



## USER DEFINED

Prior Id # 1:	47023
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	03:32:15
LAST REV Date	Time
09/18/17	13:03:33
danam	
6226	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID								Parcel ID		074.0-0005-0020.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	442,500	0	7,360.	448,600	891,100		Year end	12/23/2021	
2021	101	FV	442,500	0	7,360.	448,600	891,100		Year End Roll	12/10/2020	
2020	101	FV	442,500	0	7,360.	448,600	891,100	891,100	Year End Roll	12/18/2019	
2019	101	FV	351,500	0	7,360.	455,000	806,500	806,500	Year End Roll	1/3/2019	
2018	101	FV	351,500	0	7,360.	339,600	691,100	691,100	Year End Roll	12/20/2017	
2017	101	FV	337,600	0	7,360.	307,600	645,200	645,200	Year End Roll	1/3/2017	
2016	101	FV	337,600	0	7,360.	294,800	632,400	632,400	Year End	1/4/2016	
2015	101	FV	305,000	0	7,360.	249,900	554,900	554,900	Year End Roll	12/11/2014	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAN HAREN CHRIS	45502-403		6/29/2005		588,000	No	No		
MONIZ MARY I	28303-495		3/13/1998		279,700	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/23/2016	1455	Add Bath	12,000	O				add bath3/4 on 1st	9/18/2017	Meas/Inspect	DGM	D Mann
8/5/2003	746	Manual	18,000	C				install solar syst	9/14/2017	Permit Visit	DGM	D Mann
5/14/1999	285	Manual	1,400	C				WOOD STOVE INSERT	9/14/2017	Left Notice	DGM	D Mann
7/30/1998	505	Manual	18,100	C				VINYL SIDING	12/19/2008	Meas/Inspect	336	PATRIOT
									9/26/2005	MLS	HC	Helen Chinal
									8/15/2005	Inspected	BR	B Rossignol
									10/15/1999	Meas/Inspect	264	PATRIOT
									12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA

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